

O WEST



by ORASCOM
DEVELOPMENT



TULWA

APARTMENTS, DUPLEXES, LOFTS, & PENTHOUSES

READY TO DELIVER. READY FOR YOU



ORASCOM
DEVELOPMENT

life as it should be

Developing towns since 1989, Orascom Development Holding has been delivering on its unrelenting vision of creating sustainable leisure and residential towns. As an established global developer with substantial, delivered results, Orascom Development has a pipeline of prevailing projects in 3 continents and 7 countries.

WELCOME TO O WEST

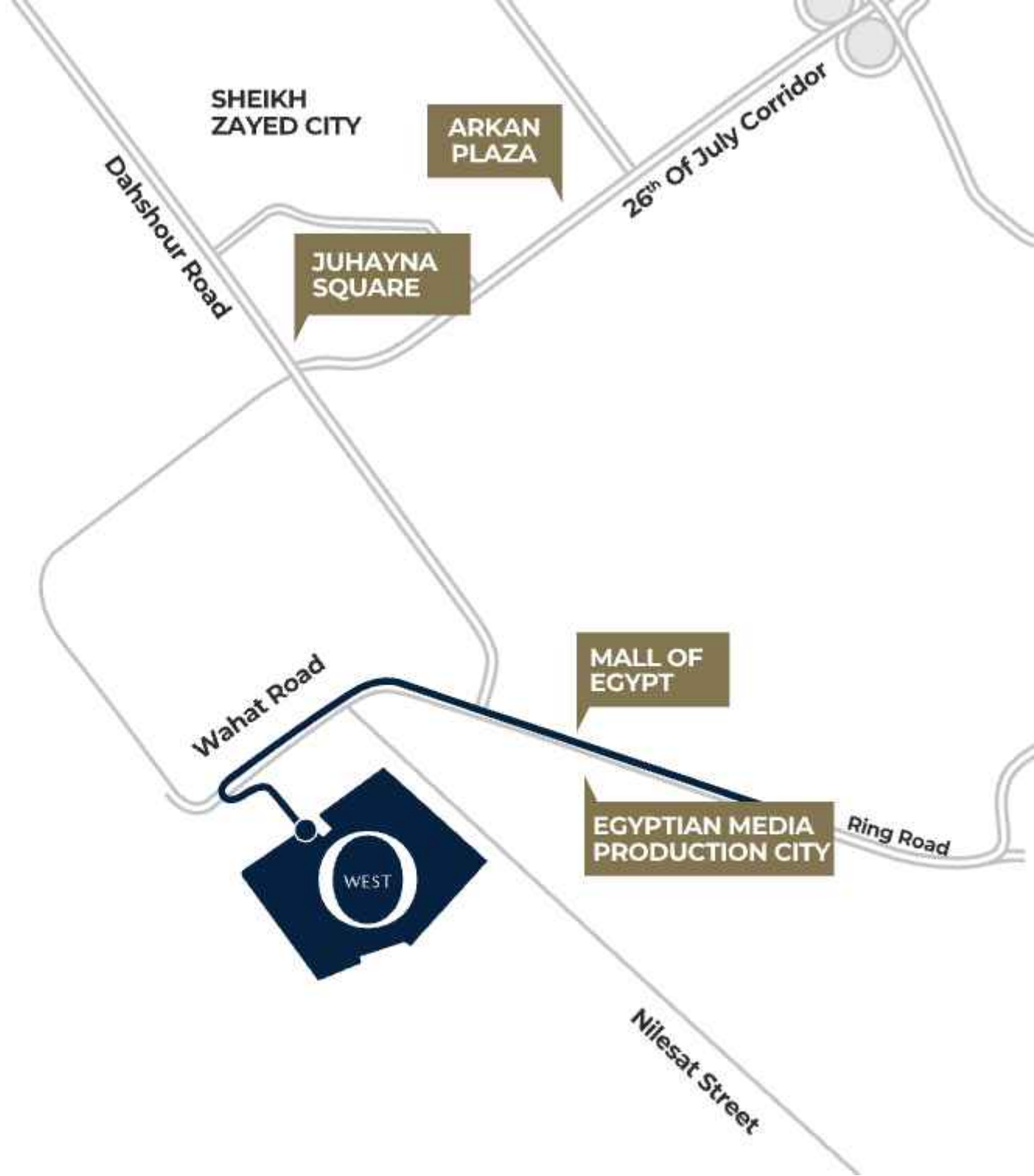
Welcome to O West, Orascom Development's latest addition to its towns portfolio. Nestled in the heart of West Cairo, O West is set to rise as a beacon of integrated living. Envisioned as a complete sensory experience, full of energy and playing differently to everyone, from shops to restaurants, sports and social club to common spaces, this place offers an experience you can taste, touch, smell, hear, see and, more importantly, feel. It is constantly evolving and changing, adapting and growing. Like an ecosystem, everything within O West is intelligently and harmoniously designed to offer a true wholesome town experience.

Imagine living in that place where everything has a story to tell. An origin that is so distinctive and very special. O West is opening its door to make you delve into the little details. Experience life, as it should be... *because life, is in the details.*

LOCATION

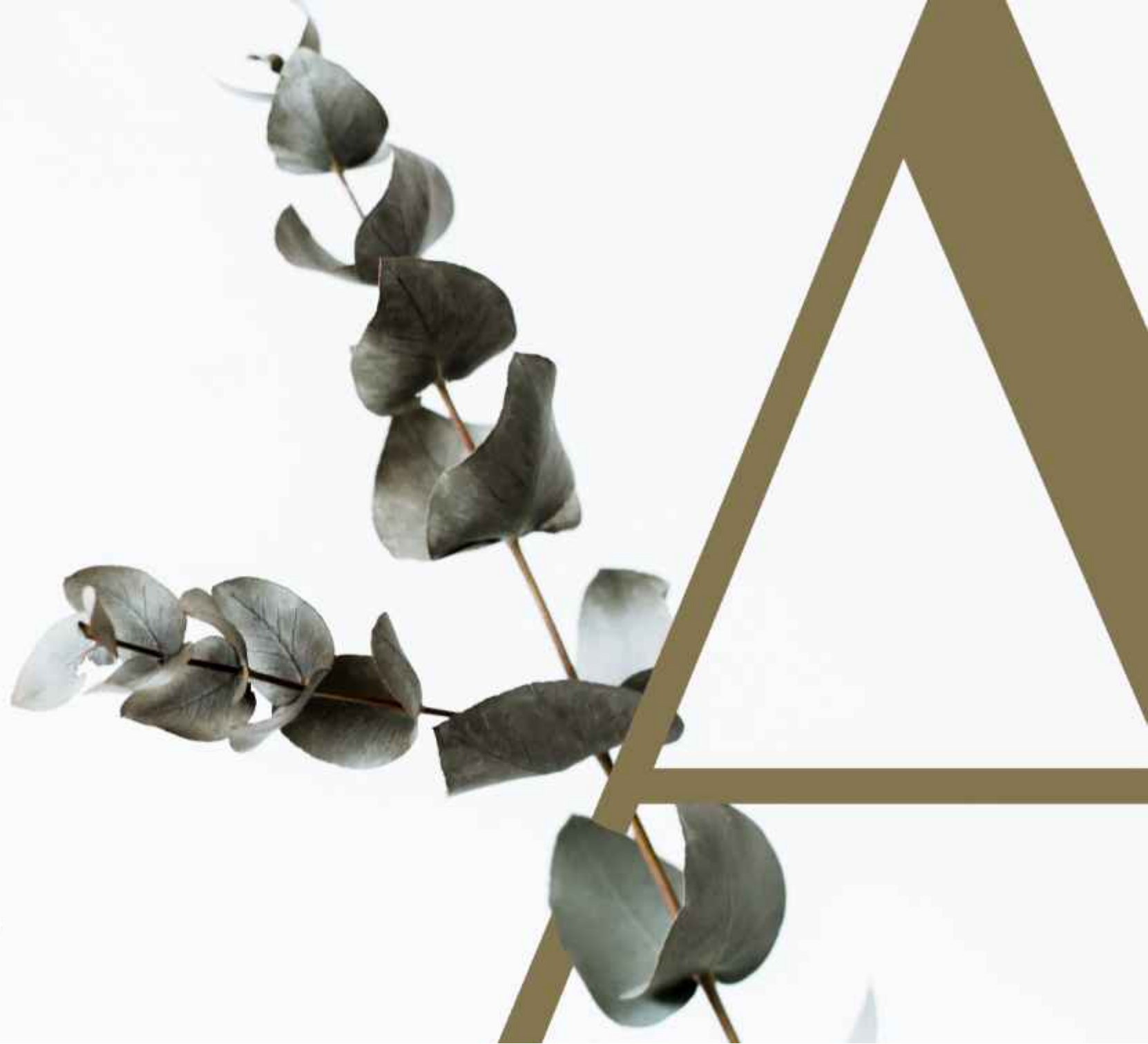
The centrally located focal point of 6th of October, O West is easily accessible due to its proximity to main roads and highways.

- Entrance directly from Wahat Road
- 3 minutes from Mall of Egypt
- 3 minutes from Dahshour Road
- 5 minutes from Juhayna Square
- 7 minutes from Arkan Plaza
- 7 minutes from Ring Road
- 10 minutes from Mehwar





YOUR JOURNEY STARTS HERE



OUR PARTNERS

MASTERPLAN



O West is set over an area of 1,007 acres and designed by HOK, one of the world's largest, most renowned and highly acclaimed architectural design firms. Founded in 1955 in St Louis, Missouri, HOK is responsible for a multitude of prestigious projects including the NASA Space Museum (Washington DC, USA), Apple Inc's Research & Development Campus (Cupertino, California, USA) and the Tokyo Telecom Center (Tokyo, Japan).

HOK's vision for O West's masterplan provides balanced and unique neighborhoods meticulously conceptualized into the fabric of the natural attributes of the site. Through the use of 'Green Fingers', meandering green spaces that span the development, the outdoor spaces and picturesque views facilitate the core vision of social interaction in a community-focused urban environment. The O West site boasts incredible natural topography that facilitates the integration of a civic spine along the direction of the prevailing winds to provide natural cooling.

This "high street" is a pedestrian-friendly access from the North to the South of the project. A journey by bicycle or on foot through the phases of O West will be a safe, accessible and enjoyable experience in a breathtaking urban environment.



LANDSCAPE



O West's landscaping is designed by EDSA, a world leader in the field with a core competency of creating passionate, distinctive, innovative and captivating environments. Headquartered in Florida, EDSA was founded in 1960 and has a global portfolio of over 500 projects spanning 100 countries including the Dubai Opera House, the PepsiCo World Headquarters in New York and the award-winning Four Seasons Resort Orlando at Walt Disney World, Florida.

EDSA's enduring appeal is vividly illustrated by their evergreen landscaping concept, creating meandering trails that engage pedestrians and establish a spontaneous relationship between residents and the open spaces, strengthening community interaction and celebrating the outdoors through an interconnected network of walking and cycling paths, enclosed by meticulously handpicked greenery.





ARCHITECTURE

O West's design & architecture are tailored to capture the essence of the modern dynamic community. The elegant contemporary architecture—designed by international architects AAA+, local architects Innovation Design Studios, Alchemy & Ayman Arafa Designs, along with Vis Engine, Nara, Ekravd & G Studio—blends O West's sustainable principles with functional architecture. With its innovative design, lavish high-ceilings, spacious areas & the fine selection of materials, every nuance has been meticulously considered. O West's residences promise a personalized efficient & elegant way of living.



THE BEAUTY OF **WALKING**, THE EASE OF **MOVING**

O West was meticulously designed to reflect the ideal lifestyle with a focus on creating green sustainable towns. Emphasis on walkability and accessibility is at the heart of every community; where a bus & e-bike station for internal commuting are available, along with pedestrian and bike pathways and tracks.

At O West you walk because you want to. The infrastructure is designed to make walking a safe and joyful experience, thanks to the well-planned roads that connect you to everywhere.



SUNLIGHT & SHADES, BROUGHT **TOGETHER**

Sunlight plays a crucial role in the design of O West, contributing to its sense of beauty and expansiveness. The outdoor dining areas, gardens, and playgrounds featuring innovative designs that interact with sunlight to enhance functionality and safety. These designs include measures to reduce glare, measure shadows, and maximize clean on-site energy generation, ensuring a sustainable and enjoyable environment for the whole community.





GREEN SPACES WHEREVER YOU GO

O West blends balance & harmony, creating a town featuring The Green Belt, circumnavigating the town to give each neighborhood mesmerizing scenery from every corner, while serving as a security buffer shielding the town from intrusive noise, sound & dust.

The "Green Fingers", set the stage for beautiful scenery wherever you look. Each neighborhood gracefully integrates buildings and inner courtyards with green spaces for a vibrant living environment.

A UNIQUE COMMERCIAL **EXPERIENCE**

The downtown district in O West offers a matchless commercial experience. Being the central social & commercial hub of the entire development, where you can revel in art & music while enjoying the authentic tastes of various cuisines or simply enjoy the latest fashion at the boutique shops. O West prides itself for its superior know-how on creating authentic urban experiences.





JOIN THE **CLUB**

ONE OF THE **LARGEST** SOCIAL &
SPORTS CLUBS IN WEST CAIRO

Whether you're a sports enthusiast or looking to hang out with friends, look forward to a unique experience at one of West Cairo's largest social & sports clubs. O West Sports Club offers a safe space for friends and family to meet and socialize or the opportunity to take an active healthy lifestyle to another level, with an expanse of **42.9** acres of integrated activities all in one place.





O COMMUNITY CARE

Comfort is a top priority in O West. O Community Care is the point of contact for every O West resident, catering to their various needs. O Community Care is responsible for handling all the requests by the homeowners, covering all the essential facilities & structural services, with a 24/7 hotline available to ensure all their needs are met.





A SCHOOL FOR EVERY **DREAM**



Kent College West Cairo is the second of its schools in the region after Dubai's campus. It applies the national UK curriculum followed by IGCSE, and the IB curriculum.



Saxony International School (SIS) is considered one of the leading German schools worldwide. SIS Cairo is its first school to operate outside Germany, offering the German "Abitur" curriculum and the International Baccalaureate (IB).



British Columbia Canadian International School (BCCIS) applies the educational system from the province of British Columbia, Canada, ranked as one of the best educational systems worldwide in the evaluation of the PISA. BCCIS West is the third BCCIS school to operate in Cairo.



Nermien Ismail Schools (NIS) was recognized by AdvancedEd as the number one school in Egypt and accredited by Cognia and described as the institution with the best schooling system in Egypt. NIS offers both American and IGCSE curricula.





MEDICAL CARE & SPECIALIZED CLINICS

Further ensuring that all residents' needs are catered for, a hospital and specialized clinics will serve the community to make sure the well-being of all the residents is always maintained.



BUSINESS **MEETS** RETAIL

O West's mixed-use development redefines shopping and business, offering multiple boutique and shopping experiences and commercial buildings that will keep the downtown area buzzing with life, while still prioritizing green initiatives and sustainable buildings for a well-rounded living experience.

O Business District is set to be the perfect destination for entrepreneurs and change makers, encouraging growth rather than merely a traditional work space.



WELCOME TO
TULWA

THE PUREST STATE OF LIFE

Perfectly located amidst the hot spots of West Cairo. Tulwa is the perfect place to immerse yourself in and enjoy the beauty of nature. The breathtaking green fingers set the mood for biking & walking. This unique neighborhood prides itself for being a pedestrian only neighborhood, encouraging residents to adopt a "green" mode of transportation, for a healthier lifestyle.

Feel the privacy & beauty all around, thanks to the 160-meter distance between buildings. It is magical to live among greenery running over 3 acres for each zone, while featuring a space to enjoy outdoor activities and access to everything you need from the commercial zone & community center.





DESIGNS THAT INSPIRE

In Tulwa, live in a climate of splendor & comfort. We are bringing various units (2-, 3- & 4-bedrooms apartments, duplexes, lofts & penthouses) in different architecture styles & compositions. The balanced spaces speak volumes about the privacy in Tulwa.

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RAVISHING INTERIORS

FULLY-FINISHED APARTMENTS

O West's fully-finished apartments are designed for everyone, featuring a diverse range of options suitable to all residents' tastes. Open your eyes to lively scenes from each corner, creating the extended views. The large windows & openings enhance the natural lighting, and the efficient spaces make the best out of the spacious terraces. As for the roof terraces, that is another level of charm; you will love the skyline view.

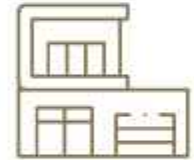




TULWA'S APARTMENTS



2-, 3- & 4-Bedroom Apartments



Duplexes



Penthouses



Lofts

TULWA'S ARCHITECTURE



Spacious interiors



Large windows overlooking scenic views, with up to 160 meters between buildings.



Surface & underground parking



Large skyview roof terraces



Spacious terraces with extended views





TULWA'S FEATURES



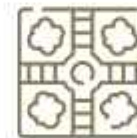
Close proximity to the main gate



Community center



Walking & biking lanes



Evergreen public spaces



Green fingers

MAXIMUM CONVENIENCE



In Tulwa, there are 2 parking levels. The surface parking will give you easy access to all the places & facilities you want. Then there is the underground parking; that will make you enjoy unobstructed views of scenery. It also ensures safety & a smooth flow.



TULWA | O WEST



TULWA | O WEST



TULWA | O WEST



TULWA | O WEST

TULWA PHASE PLAN



STANDARD & MIRRORED PHASE PLAN



THE FAÇADE OPTIONS PHASE PLAN



W



FLOOR PLANS

FLOOR PLANS

TYPE A

FACADE A
MIRRORED

Floor	Type	Unit	Gross Area
First	2 Bedrooms	1-4	147



First Floor

FLOOR PLANS

TYPE A FACADE B

Floor	Type	Unit	Gross Area
Ground	Loft	D-2	261



Ground Floor

FLOOR PLANS

TYPE A

FACADE B



First Floor

FLOOR PLANS

TYPE B

FACADE B
MIRRORED

Floor	Type	Unit	Gross Area
First	3 Bedrooms	1-3	174
First	2 Bedroom	1-4	147



First Floor

FLOOR PLANS

TYPE B FACADE B MIRRORED

Floor	Type	Unit	Gross Area
Third	3 Bedrooms	3-7	174
Third	2 Bedroom	3-8	147



Third Floor

TYPE C FACADE B
MIRRORED

Floor	Type	Unit	Gross Area
Ground	3 Bedrooms	G-1	170



Ground Floor

FLOOR PLANS

TYPE C FACADE B MIRRORED

Floor	Type	Unit	Gross Area
First	3 Bedrooms+N	1-4	196
First	3 Bedrooms+N	1-6	196



First Floor

TYPE C FACADE B
MIRRORED

Floor	Type	Unit	Gross Area
Second	2 Bedrooms	2-8	146
Second	3 Bedrooms+N	2-9	194



Second Floor

FLOOR PLANS

TYPE C FACADE B MIRRORED

Floor	Type	Unit	Gross Area
Third	3 Bedrooms+N	3-10	196
Third	3 Bedrooms+N	3-12	196



Third Floor

FLOOR PLANS

TYPE C FACADE B MIRRORED

Floor	Type	Unit	Gross Area
Fourth	3 Bedrooms+N	4-13	193



Fourth Floor

FLOOR PLANS

TYPE F

Floor	Type	Unit	Gross Area
Ground	Duplex	D-2	287



Ground Floor

FLOOR PLANS

TYPE F

Floor	Type	Unit	Gross Area
First	2 Bedrooms	1-3	155



First Floor

FLOOR PLANS

TYPE F

Floor	Type	Unit	Gross Area
Second	2 Bedrooms	2-4	155
Second	3 Bedrooms	2-5	168



Second Floor

FLOOR PLANS

TYPE F

Floor	Type	Unit	Gross Area
Third	2 Bedrooms	3-6	155
Third	3 Bedrooms	3-7	168



Third Floor

FLOOR PLANS

TYPE G

Floor	Type	Unit	Gross Area
Ground	Duplex	O-1	287
Ground	3 Bedrooms+N+F	O-2	246
Ground	2 Bedrooms	O-3	148



Ground Floor

FLOOR PLANS

TYPE G

Floor	Type	Unit	Gross Area
First	3 Bedrooms+N+F	1-4	246
First	2 Bedrooms	1-5	148



First Floor

FLOOR PLANS

TYPE G

Floor	Type	Unit	Gross Area
Second	3 Bedrooms+N	2-6	200
Second	3 Bedrooms+N+F	2-7	246
Second	2 Bedrooms	2-8	148



Second Floor

FLOOR PLANS

TYPE G

Floor	Type	Unit	Gross Area
Third	3 Bedrooms+N	3-9	200
Third	3 Bedrooms+N+F	3-10	246
Third	2 Bedrooms	3-11	148



Third Floor

FLOOR PLANS

TYPE G

Floor	Type	Unit	Gross Area	Roof Area
Fourth	3 Bedrooms+N	4-12	200	85
Fourth	Penthouse	4-13	262	120



Fourth Floor

FLOOR PLANS

TYPE G



Roof Floor

FLOOR PLANS

TYPE H

Floor	Type	Unit	Gross Area
First	3 Bedrooms+N+F	1-3	277



First Floor

FLOOR PLANS

TYPE H

Floor	Type	Unit	Gross Area
Second	3 Bedrooms+N+F	2-4	276



Second Floor

FLOOR PLANS

TYPE H

Floor	Type	Unit	Gross Area
Third	3 Bedrooms+N+F	3-6	276



Third Floor

FLOOR PLANS

TYPE I

Floor	Type	Unit	Gross Area
Ground	3 Bedrooms+N+F	O-1	204
Ground	Duplex	O-2	238



Ground Floor

FLOOR PLANS

TYPE I

Floor	Type	Unit	Gross Area
First	3 Bedrooms+N+F	1-3	204



First Floor

FLOOR PLANS

TYPE I

Floor	Type	Unit	Gross Area
Second	3 Bedrooms+N	2-4	179
Second	2 Bedrooms	2-5	150



Second Floor

TYPE I

Floor	Type	Unit	Gross Area
Third	3 Bedrooms+N	3-6	190
Third	2 Bedrooms	3-7	150



Third Floor

FLOOR PLANS

TYPE I

Floor	Type	Unit	Gross Area	Roof Annex	Roof Area
Fourth	3 Bedrooms	4-8	183	25	106
Fourth	2 Bedrooms	4-9	161	22	38



Fourth Floor

FLOOR PLANS

TYPE I



Roof Floor

FLOOR PLANS

TYPE I MIRRORED

Floor	Type	Unit	Gross Area
Second	2 Bedrooms	2-4	150

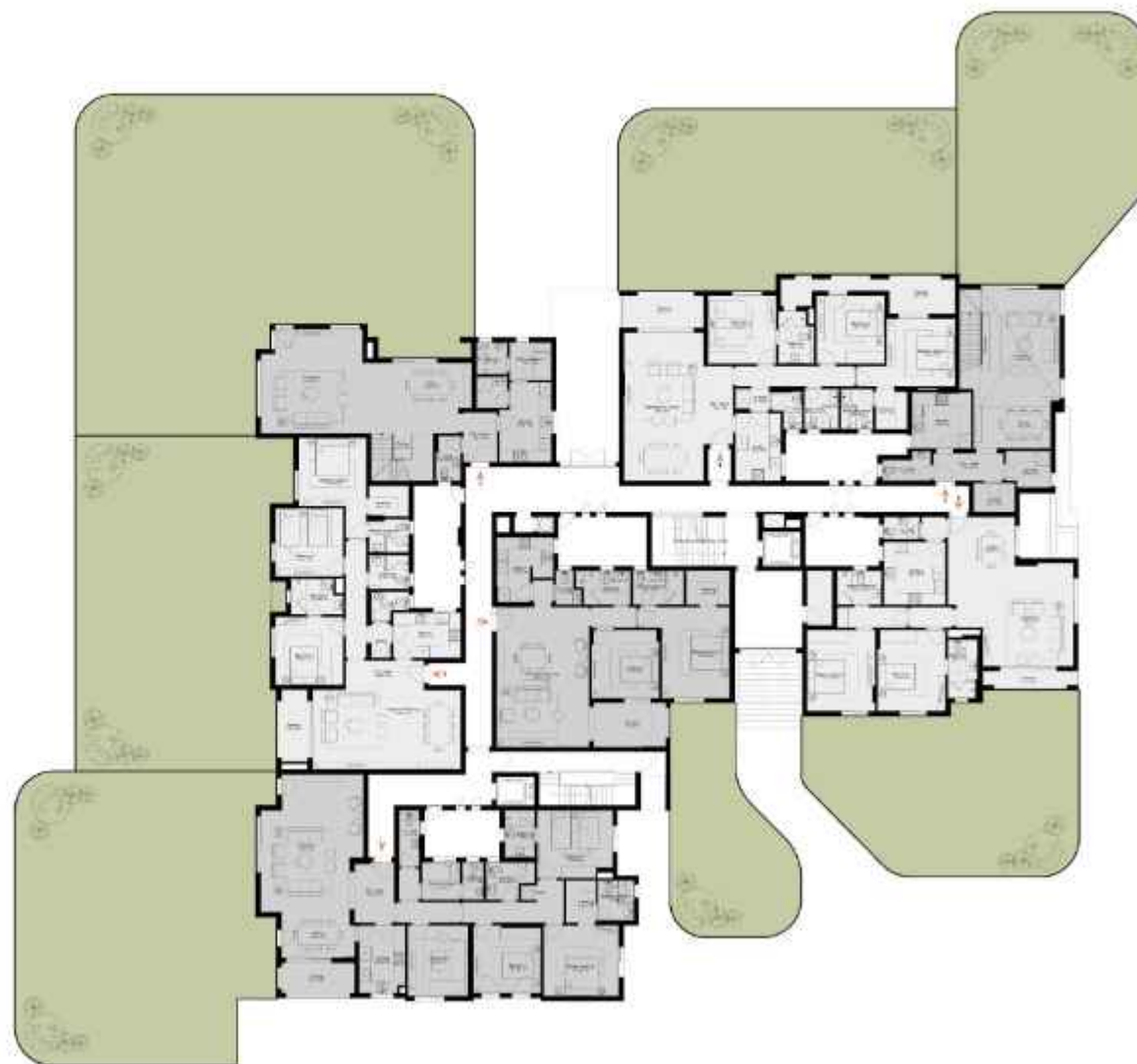


Second Floor

FLOOR PLANS

TYPE J

Floor	Type	Unit	Gross Area
Ground	Duplex	D-3	263



Ground Floor

FLOOR PLANS

TYPE J

Floor	Type	Unit	Gross Area
First	3 Bedrooms+N+F	1-8	210
First	2 Bedrooms	1-12	142



First Floor

FLOOR PLANS

TYPE J

Floor	Type	Unit	Gross Area
Second	2 Bedrooms	2-18	142



Second Floor

FLOOR PLANS

TYPE J

Floor	Type	Unit	Gross Area
Third	3 Bedrooms+N	3-19	192



Third Floor

FLOOR PLANS

TYPE J

Floor	Type	Unit	Gross Area
Fourth	4 Bedrooms	4-25	310
Fourth	2 Bedrooms	4-29	142



Fourth Floor

FLOOR PLANS

TYPE J

Floor	Type	Unit	Gross Area
Fifth	Penthouse	5-30	310
Fifth	Penthouse	5-32	289



Fifth Floor

FLOOR PLANS

TYPE K

Floor	Type	Unit	Gross Area
First	2 Bedrooms	1-5	143



First Floor

FLOOR PLANS

TYPE K

Floor	Type	Unit	Gross Area
Third	2 Bedrooms	3-13	144



Third Floor

FLOOR PLANS

TYPE L

Floor	Type	Unit	Gross Area
Ground	3 Bedrooms+N+F	O-1	205
Ground	Duplex	O-2	258



Ground Floor

FLOOR PLANS

TYPE L

Floor	Type	Unit	Gross Area
First	3 Bedrooms+N+F	1-3	203



First Floor

FLOOR PLANS

TYPE L

Floor	Type	Unit	Gross Area
Second	3 Bedrooms+N	2-4	195
Second	2 Bedrooms	2-5	149



Second Floor

FLOOR PLANS

TYPE L

Floor	Type	Unit	Gross Area
Third	3 Bedrooms+N	3-6	190
Third	2 Bedrooms	3-7	149



Third Floor

FLOOR PLANS

TYPE L

Floor	Type	Unit	Gross Area	Roof Annex	Roof Area
Fourth	3 Bedrooms+N	4-8	200	25	34
Fourth	2 Bedrooms	4-9	172	24	49



Fourth Floor

FLOOR PLANS

TYPE L



Roof Floor

FLOOR PLANS

TYPE L MIRRORED

Floor	Type	Unit	Gross Area
Ground	Duplex	O-1	258
Ground	3 Bedrooms+N+F	O-2	205



Ground Floor

FLOOR PLANS

TYPE L MIRRORED

Floor	Type	Unit	Gross Area
First	3 Bedrooms+N+F	1-3	203



First Floor

FLOOR PLANS

TYPE L MIRRORED

Floor	Type	Unit	Gross Area
Second	2 Bedrooms	2-4	149
Second	3 Bedrooms+N	2-5	195



Second Floor

FLOOR PLANS

TYPE L MIRRORED

Floor	Type	Unit	Gross Area
Third	2 Bedrooms	3-6	149
Third	3 Bedrooms+N	3-7	190



Third Floor

FLOOR PLANS

TYPE L MIRRORED

Floor	Type	Unit	Gross Area	Roof Annex	Roof Area
Fourth	2 Bedrooms	4-8	172	24	49
Fourth	3 Bedrooms+N	4-9	200	25	34



Fourth Floor

FLOOR PLANS

TYPE L

MIRRORED



Roof Floor

FLOOR PLANS

TYPE M

Floor	Type	Unit	Gross Area
First	3 Bedrooms+N	1-4	193



First Floor

FLOOR PLANS

TYPE M

Floor	Type	Unit	Gross Area
Second	3 Bedrooms+N	2-7	194



Second Floor

FLOOR PLANS

TYPE M MIRRORED

Floor	Type	Unit	Gross Area
First	2 Bedrooms	1-4	135
First	3 Bedrooms+N	1-6	193



First Floor

FLOOR PLANS

TYPE M MIRRORED

Floor	Type	Unit	Gross Area
Second	3 Bedrooms+N	2-7	174
Second	3 Bedrooms+N	2-9	194



Second Floor

FLOOR PLANS

TYPE N

Floor	Type	Unit	Gross Area
First	3 Bedrooms	1-12	181



First Floor

FLOOR PLANS

TYPE N

Floor	Type	Unit	Gross Area
Second	3 Bedrooms	2-19	181



Second Floor

FLOOR PLANS

TYPE N

Floor	Type	Unit	Gross Area
Third	3 Bedrooms	3-27	181



Third Floor

FLOOR PLANS

TYPE O FACADE A

Floor	Type	Unit	Gross Area
First	2 Bedrooms	1-5	116



First Floor

FLOOR PLANS

TYPE O FACADE B MIRRORED

Floor	Type	Unit	Gross Area
First	2 Bedrooms	1-5	133



First Floor

FLOOR PLANS

TYPE O FACADE B MIRRORED

Floor	Type	Unit	Gross Area
Third	2 Bedrooms	3-13	133



Third Floor

FLOOR PLANS

TYPE R

Floor	Type	Unit	Gross Area
Second	2 Bedrooms	2-10	120



Second Floor

DISCLAIMER

- Room dimensions are consistent with structural elements and do not include wall finishes or additional construction.
- Diagrams are not to scale and for illustrative purposes only.
- Orascom Development reserves the right to make minor alterations.
- All renderings and other visual materials, designs, facades and colors are for demonstrative purposes and are subject to change.
- All landscaping visuals are for illustrative purposes only and are not included in the property.
- Wall claddings are only part of the visual renders and not to be supplied in the finishing packages.

ORASCOM DEVELOPMENT HOLDING

1 EGYPT

EL GOUNA
O WEST
MAKADI HEIGHTS
TABA HEIGHTS
BYOUM

2 MONTENEGRO

LUSTICA BAY

3 MOROCCO

CHBIKA

4 OMAN

HAWANA SALALAH
JEBEL SIFAH

5 SWITZERLAND

ANDERMATT

6 U.A.E

THE COVE

7 UNITED KINGDOM

ECO 305



HEADQUARTERS

Nile City Towers, South Tower, 9th Floor - 2005 A
Corniche El Nil – Egypt 11221

SALES CENTER

Capital Business Park, 26th July Corridor Plot No.15 & 16,
Building 9, 6th Floor, Sheikh Zayed City, Giza, Egypt 11566

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